

Belward Research Campus Infrastructure Development -- No. 789870

Category
Agency
Planning Area
Relocation Impact

General Government
Economic Development
Gaithersburg Vicinity
None

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

March 17, 2005
9-26(01 App)
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY04	Remain. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	46	3,494	-3,448	0	0	0	0	0	0	0	0
Land	13	13	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,067	737	4,330	0	0	0	0	0	0	0	0
Construction											
Other	0	0	0	0	0	0	0	0	0	0	0
Total	5,126	4,244	882	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

PAYGO	3,455	3,455	0	0	0	0	0	0	0	0	0
G.O. Bonds	696	0	696	0	0	0	0	0	0	0	0
Contributions	420	234	186	0	0	0	0	0	0	0	0
Land Sale	293	293	0	0	0	0	0	0	0	0	0
Intergovernmental	262	262	0	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project provides for the design and construction of public infrastructure to meet the subdivision requirements of the first phase of the development of the Belward Research Campus at Key West Avenue and Great Seneca Highway. Due to project cost savings, the scope has been expanded to provide signage, public infrastructure, and public amenity improvements to the Campus and its vicinity. The infrastructure constructed to date includes: Belward Campus Drive, approximately 1,000 feet of a four-lane road that eventually will connect Muddy Branch Road and Great Seneca Highway; Johns Hopkins Drive, a four-lane, 550 foot road connecting Key West Avenue with Belward Campus Drive; and improvements to the regional Great Seneca stormwater management facility. All other "road club" intersection improvement projects are complete. On March 16, 2004, M-NCPPC determined that construction of a second east bound left turn lane along Key West Avenue (MD 28) and MD 119 and a second south bound left turn lane along Shady Grove Road at MD 28 are the only remaining road improvement requirements. In 1997, Johns Hopkins University transferred 30 acres of the Belward Research Campus site to the County. The County sold 13 acres of this site to the Maryland Economic Development Corporation, (MEDCO), a quasi-public organization of the State of Maryland, which in turn built a pilot manufacturing plant and leased the land and plant to a biotech company headquartered in Montgomery County. The County has entered into a development agreement with MEDCO to develop the required infrastructure for the entire 30 acre site. No construction costs are reflected in this PDF since MEDCO is the implementing agency. To the extent that other developments are also responsible, in part, for improvements covered under this project, they will be required to participate on a pro-rata share of improvements covered under this project. Improvements covered herein will not be available to satisfy the Adequate Public Facility requirements of the development without such participation. The County's Department of Public Works and Transportation is responsible for coordinating such participation.

Service Area

Gaithersburg Vicinity.

JUSTIFICATION

The County's Shady Grove Life Sciences Center (SGLSC) no longer has sites available for biotech companies looking to expand into the Shady Grove area. This project extended the SGLSC to the Belward Research Campus by creating sites ready for development for biotech and high tech businesses. Additional signage, public infrastructure and public amenity features will give the Campus and the SGLSC a unified appearance.

Cost Change

Not applicable.

STATUS

The department, in close coordination with the Department of Public Works and Transportation, is in the design stage to complete the remaining amenity and road improvement requirements. The department estimates that the current project fund balance is sufficient to complete the project in FY06.

FISCAL NOTE

Johns Hopkins University participated in funding a portion of the infrastructure development.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY98	(\$000)
Initial Cost Estimate		5,680
First Cost Estimate		
Current Scope	FY98	5,680
Last FY's Cost Estimate		5,126
Present Cost Estimate		5,126
Appropriation Request	FY06	0
Supplemental		
Appropriation Request	FY05	0
Transfer		0
Cumulative Appropriation		5,126
Expenditures/		
Encumbrances		4,983
Unencumbered Balance		143
Partial Closeout Thru	FY03	0
New Partial Closeout	FY04	0
Total Partial Closeout		0

COORDINATION

County Attorney's Office
Department of Finance
Office of Management and Budget
Department of Public Works and Transportation
Department of Permitting Services
Department of Environmental Protection
Fire and Rescue
Maryland - National Capital Park and Planning
Commission
Washington Suburban Sanitary Commission
Johns Hopkins University
Maryland Economic Development Corporation
City of Gaithersburg Planning Staff

MAP

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